173.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,400 / 787,400
					USE VALUE:	787,400 / 787,400
					ASSESSED:	787,400 / 787,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELL MARIE T
Owner 2:	
Owner 3:	
Street 1:	7 SUTHERLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELL MARIE T & TERRY W -
Owner 2:	-
Street 1:	7 SUTHERLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .075 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2202 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3270.000	424,700		362,700	787,400
Total Card	0.075	424,700		362,700	787,400
Total Parcel	0.075	424,700		362,700	787,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.58 | /Parcel: 357.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114799

GIS Ref

GIS Ref

Insp Date 12/14/99

!13399!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	424,700	0	3,270.	362,700	787,400		Year end	12/23/2021
2021	101	FV	412,500	0	3,270.	362,700	775,200		Year End Roll	12/10/2020
2020	101	FV	412,400	0	3,270.	362,700	775,100	775,100	Year End Roll	12/18/2019
2019	101	FV	302,700	0	3,270.	357,500	660,200	660,200	Year End Roll	1/3/2019
2018	101	FV	302,700	0	3,270.	274,600	577,300	577,300	Year End Roll	12/20/2017
2017	101	FV	302,700	0	3,270.	259,100	561,800	561,800	Year End Roll	1/3/2017
2016	101	FV	302,700	0	3,270.	238,300	541,000	541,000	Year End	1/4/2016
2015	101	FV	251,800	0	3,270.	222,800	474,600	474,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:56:40

LAST REV

Date	Time
07/21/15	11:53:24
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL MARIE T &	63325-94		2/28/2014	Convenience	99	No	No		
	16833-408		3/1/1986			No	No		A

USER DEFINED

Prior Id # 1:	114799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	337	Manual	5,000					
12/31/2013	1847	Renovate	8,800	C				
12/3/2013	1758	Addition	18,000	O				
10/31/2013	1613	Siding	10,000	C				
1/17/2013	77	Redo Kit	20,000	C				
11/18/2011	1527	Re-Roof	9,700					
4/10/2007	227	Redo Bat	17,800			G8	GR FY08	
5/30/1997	284		4,800					FINSH BASEMENT/AD/
5/18/1995	268		8,700					8X6 SECTION
11/4/1992	590		50,000					ADD ROOM BATH PORC

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2015	Permit Insp	PC	PHIL C
6/16/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3270		Sq. Ft.	Site		0	70.	1.58	6									362,669						362,700	

Total AC/HA:	0.07507	Total SF/SM:	3270	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	362,669	Spl Credit		Total:	362,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24121618
Const Adj.:	1.00989902
Adj $ / SQ:	169.223
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476086
Depreciation:	51417
Depreciated Total:	424669

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

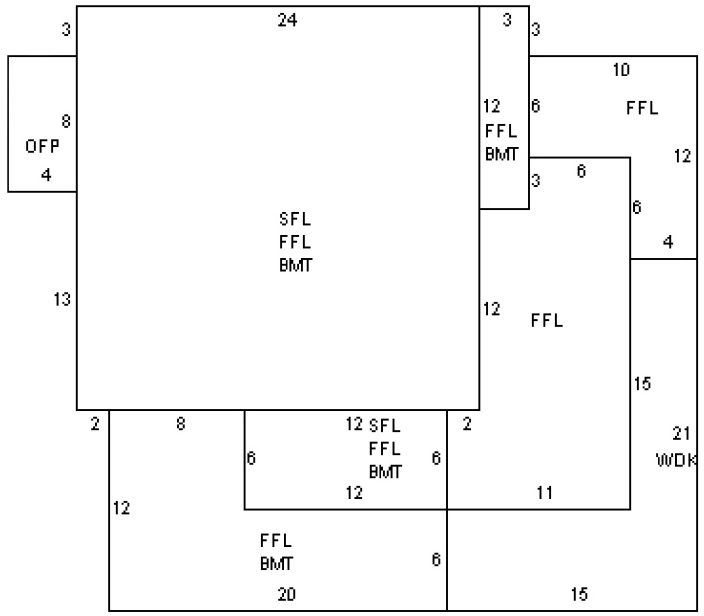
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.22
Special Features:	0	Val/Su Net:	151.14
Final Total:	424700	Val/Su SzAd	239.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	169.220	190,883
BMT	Basement	852	81.230	69,205
SFL	Second Floor	648	169.220	109,656
WDK	Deck	150	12.790	1,919
OFP	Open Porch	32	44.440	1,422

Net Sketched Area:	2,810			Total:	373,085
Size Ad	1776	Gross Area	2810	FinArea	2202

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

173.0-0001-0008.0

IMAGE

AssessPro Patriot Properties, Inc